



# Cedar Square

MANAGEMENT, LLC

936 N 15th Street, Suite 1 | Milwaukee, WI 53233 | Phone: 414.931.9677 | Fax: 414.931.9678

**Rental Application**

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## RENTAL APPLICATION

APPLICANT INFORMATION - CO-APPLICANT MUST COMPLETE A SEPARATE RENTAL APPLICATION FORM

NAME: \_\_\_\_\_ SEX: M F SSN \_\_\_\_\_

DATE OF BIRTH \_\_\_\_\_ PHONE # \_\_\_\_\_ WORK PHONE # \_\_\_\_\_

VEHICLE MAKE/MODEL \_\_\_\_\_ YEAR \_\_\_\_\_ LICENSE PLATE \_\_\_\_\_ STATE \_\_\_\_\_

### NAMES OF OTHER PERSONS TO OCCUPY APARTMENT

NAME	SSN	DOB	RELATIONSHIP

### CURRENT ADDRESS / LANDLORD INFORMATION

CURRENT ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

MOVE-IN DATE \_\_\_\_\_ MOVE-OUT DATE \_\_\_\_\_ RENT \$ \_\_\_\_\_ ROOMATE? YES NO

LANDLORD NAME \_\_\_\_\_ PHONE \_\_\_\_\_

### PARENT / EMERGENCY INFORMATION

PARENTS NAME \_\_\_\_\_ PHONE# \_\_\_\_\_ FAX# \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

EMERGENCY CONTACT \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ PHONE# \_\_\_\_\_

EMERGENCY CONTACT \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ PHONE# \_\_\_\_\_

### EMPLOYMENT INFORMATION

CURRENT EMPLOYER: \_\_\_\_\_ PHONE# \_\_\_\_\_ FAX# \_\_\_\_\_

POSITION \_\_\_\_\_ DATE EMPLOYEED \_\_\_\_\_ GROSS MO INCOME \$ \_\_\_\_\_

OTHER INCOME SOURCE \_\_\_\_\_ GROSS MO INCOME \$ \_\_\_\_\_

Have you ever been evicted from a rental residence? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you had two or more late rental payments in the past year? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you ever been convicted of a felony crime? Yes \_\_\_\_\_ No \_\_\_\_\_  
If so, explain \_\_\_\_\_

Have you declared bankruptcy in the past seven (7) years? Yes \_\_\_\_\_ No \_\_\_\_\_

### DO NOT FILL IN - OFFICE USE ONLY

The undersigned hereby makes applications to rent apartment #: \_\_\_\_\_ located at: \_\_\_\_\_

Move in date: \_\_\_\_\_ Lease dates: \_\_\_\_\_ thru \_\_\_\_\_ Monthly Rent \$ \_\_\_\_\_ Parking \$ \_\_\_\_\_

Rent includes: ( ) Heat ( ) Cooking Gas ( ) Electricity ( ) Water/Sewer ( ) Cable & Internet ( ) Parking

Earnest Money Paid: \$ \_\_\_\_\_ Security Deposit to be paid prior to move-in: \$ \_\_\_\_\_ Cleaning Fee: \$ \_\_\_\_\_



### RESIDENT QUALIFICATION CRITERIA

Please review our criteria. If you feel you meet the criteria, please apply. Please note we provide equal housing opportunity, we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, family status, marital status, sexual orientation, lawful source of income, age, or ancestry. We must receive one completed rental application, for each adult (18 years of age or older) who will be residing in the apartment. If the completed application contains any omissions, it will not be processed. We reserve the right to check for drug-related offences, felony convictions, etc. If you have been convicted for any type of crime, including the manufacture or distribution of a controlled substance that could be considered a serious threat to real property or to the other resident's peaceful enjoyment of the premises. Occupancy is not to exceed two individuals per bedroom or current HUD occupancy standards. We require two forms of identification to be presented with your completed application. An evaluation of your credit history will be made taking into account your payment history, collection status, number of credit inquiries, monthly obligations and other information supplied on the credit report. Your income must equal at least three times the monthly rental amount. Consideration will be given to outstanding debt. If applicable, proof of SSI or Rent Assistance will be required. Your current and previous landlords will be contacted to verify your tenancy, timeliness of rent payments, and other tenancy related issues for a period of at least one and possibly two years. If you have been evicted, your application will be rejected.

### PLEASE READ CAREFULLY - APPLICATION MUST BE SIGNED

I hereby make application to lease the described premises on the term specified. I have paid to the agent the earnest money indicated, which I understand will apply to my security deposit if this application is accepted and I sign a lease (This application is NOT a Rental Agreement or a Lease). If this application is accepted within 7 business days, and I fail to sign and deliver a lease to the property manager, earnest money paid and any subsequent payments will be retained as damages, subject to the duty of leasing agent to mitigate. If this application is rejected, the earnest money paid and all subsequent payments will be promptly refunded.

I hereby authorize the leasing agent, and any consumer or credit reporting agency or bureau authorized by it, to investigate credit and financial responsibility, income level, rental and eviction history, and the statements made with this application. The leasing agent is also authorized to report my performances under this lease to any such agency, person, or organization.

I warrant that all statements made herein are true and correct, to the best of my knowledge. I warrant and represent that I am of legal age to enter into the application. I understand that signing a lease creates a legal obligation, and there are penalties for moving out early or not taking occupancy of the apartment. I further understand that this application and the lease impose joint and several obligations, which are binding on all tenants.

\_\_\_\_\_ I do not plan on having a pet.

\_\_\_\_\_ I have had an opportunity to read the Lease and Non Standard Rental Provision.

I understand that the purpose of this application is to determine whether I qualify as a tenant. If my application is approved, the Landlord and I shall sign a written Lease. The Landlord and I have no rental agreement until the time of the Lease signing.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature of Leasing Agent \_\_\_\_\_ Date \_\_\_\_\_



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## Parental Guarantee Form

To: THE LESSOR OF THE PREMISES \_\_\_\_\_  
 LOCATED AT: \_\_\_\_\_  
 (Record full address including apartment  
 number if applicable)

Milwaukee, Wisconsin 53233

IF A LEASE IS ENTERED INTO BETWEEN THE LESSOR OF THE ABOVE DESCRIBED PREMISES AND THE LESSEE NAMED BELOW, THE UNDERSIGNED GUARANTOR DO/DOES HEREBY PERSONALLY GUARANTEE FULL COMPLIANCE WITH THE TERMS AND CONDITIONS OF SAID LEASE, INCLUDING, BUT NOT BY WAY OF LIMITATION, THE PAYMENT OF RENT THEREIN AND PROVISIONS PERTAINING TO JOINT AND SEVERAL LIABILITY OF LESSEE UNDER SAID LEASE.

THIS AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT FOR THE TERM OF SAID LEASE AND ANY RENEWALS, EXTENTIONS, MODIFICATIONS, AMENDMENTS OR SUBSEQUENT LEASE AGREEMENTS BETWEEN SAID LESSOR AND THE LESSEE NAMED BELOW REGARDING THE ABOVE DESCRIBED PREMISES OR OTHER PREMISES OWNER BY SAME LESSOR WITHIN THE SAME APARTMENT COMPLEX. THE TERMS AND CONDITIONS OF THIS GUARANTEE AGREEMENT SHALL BE BINDING UPON THE GUARANTOR AND THE GUARANTOR'S RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, SUCCESSORS, BENEFICIARIES, AND ASSIGNS. ONCE COMPLETED AND TURNED INTO THE OFFICE, THE APPLICANT IS AUTOMATICALLY APPROVED FOR THE APARTMENT.

\_\_\_\_\_  
SIGNATURE OF GUARANTOR

\_\_\_\_\_  
DATE

**PRINT NAME, ADDRESS, PHONE NUMBER, AND DRIVER'S LICENSE NUMBER OF GUARANTOR BELOW**

\_\_\_\_\_  
NAME OF GUARANTOR

\_\_\_\_\_  
GUARANTOR'S PHONE NUMBER

\_\_\_\_\_  
ADDRESS OF GUARANTOR

\_\_\_\_\_  
GUARANTOR'S DRIVER LICENSE #

\_\_\_\_\_  
CITY STATE ZIP

EMAIL ADDRESS: \_\_\_\_\_

GUARANTOR FOR THE FOLLOWING LESSEE: \_\_\_\_\_

\_\_\_\_\_  
PRINT LESSEE'S FULL NAME